



# Saxon Fields

WOODTON



Crocus  
Homes

# Welcome to Saxon Fields



Saxon Fields is a collection of 50  
exceptional new homes in the beautiful  
village of Woodton in South Norfolk.



# Site Plan

**KEY:**

H - HANDED

PS - POWER STATION

▒ - SAFE GUARD LAND

**THE BLAKENEY**

4 bedroom detached house

● Plot 32

**THE BRESSINGHAM**

2 bedroom linked house

● Plots 5 & 6

**THE FELBRIGG**

2 bedroom detached bungalow

● Plot 11, 12H, 22H, 29H & 30

**THE HOLKHAM**

4 bedroom detached house

● Plots 1H, 2, 19 & 20H

**THE KELLING**

3 bedroom detached bungalow

● Plots 10, 14, 15H, 21, 31, 48H & 49

**THE OXBURGH**

4 bedroom detached house

● Plot 7 & 8H

**THE RANWORTH**

3 bedroom detached house

● Plots 26\*, 27, 33 & 50

**THE SOMERTON**

3 bedroom detached bungalow

● Plot 13 & 23

**THE STRUMPSHAW**

3 bedroom detached house

● Plots 3H, 4, 9H, 24\*, 25H\* & 28H

**AFFORDABLE HOMES**

Plots 16, 17, 18, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46 & 47



FOOTPATH LINK TO WOODTON VILLAGE

FOOTPATH LINK TO WOODTON PRIMARY SCHOOL



# The Blakeney

FOUR BEDROOM DETACHED HOUSE

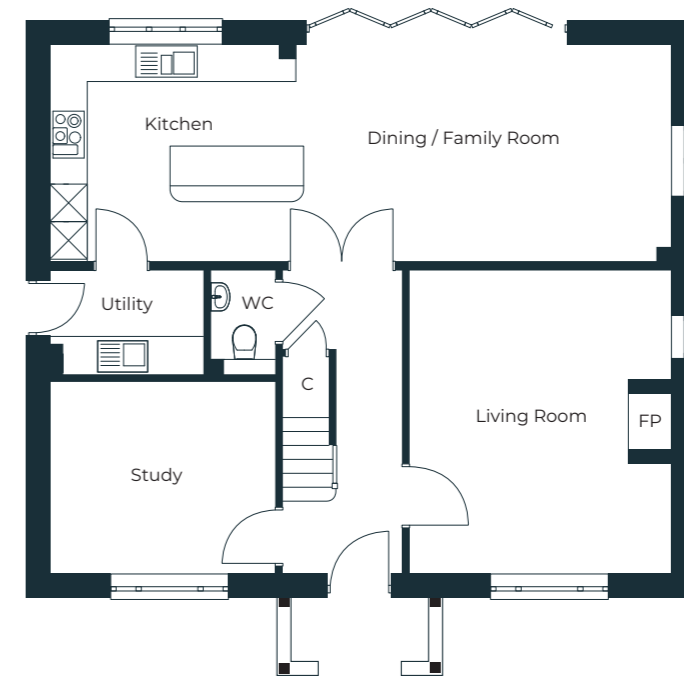
PLOT: 32

**Total sq ft - 1,806 sq ft**

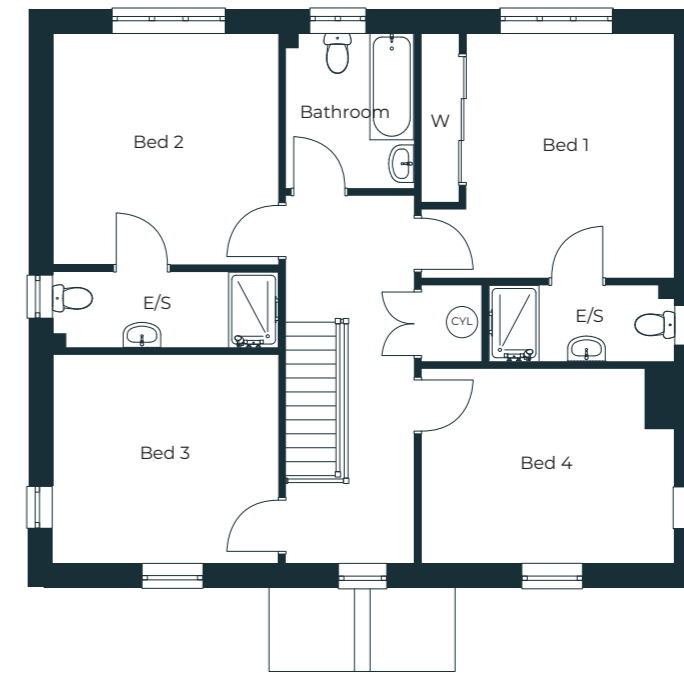
Kitchen/Dining/Family Room	9.97m x 3.51m	32'9" x 11'6"
Living Room	4.89m x 4.20m	16'1" x 13'9"
Study	3.65m x 3.10m	12'0" x 10'2"
Utility	2.48m x 1.65m	8'2" x 5'5"
Bedroom One	4.05m x 3.96m (max) <sup>†</sup> + ES	13'3" x 13'0"
Bedroom Two	3.75m x 3.65m + ES	12'4" x 12'0"
Bedroom Three	3.34m x 3.65m	10'11" x 12'0"
Bedroom Four	4.05m x 3.09m (max)	13'3" x 10'2"

<sup>†</sup>Including wardrobe.

## Ground Floor



## First Floor



E/S - EN-SUITE W - WARDROBE C - CUPBOARD AC - AIRING CUPBOARD FP - FIREPLACE CYL - CYLINDER



# The Bressingham

TWO BEDROOM LINKED HOUSE

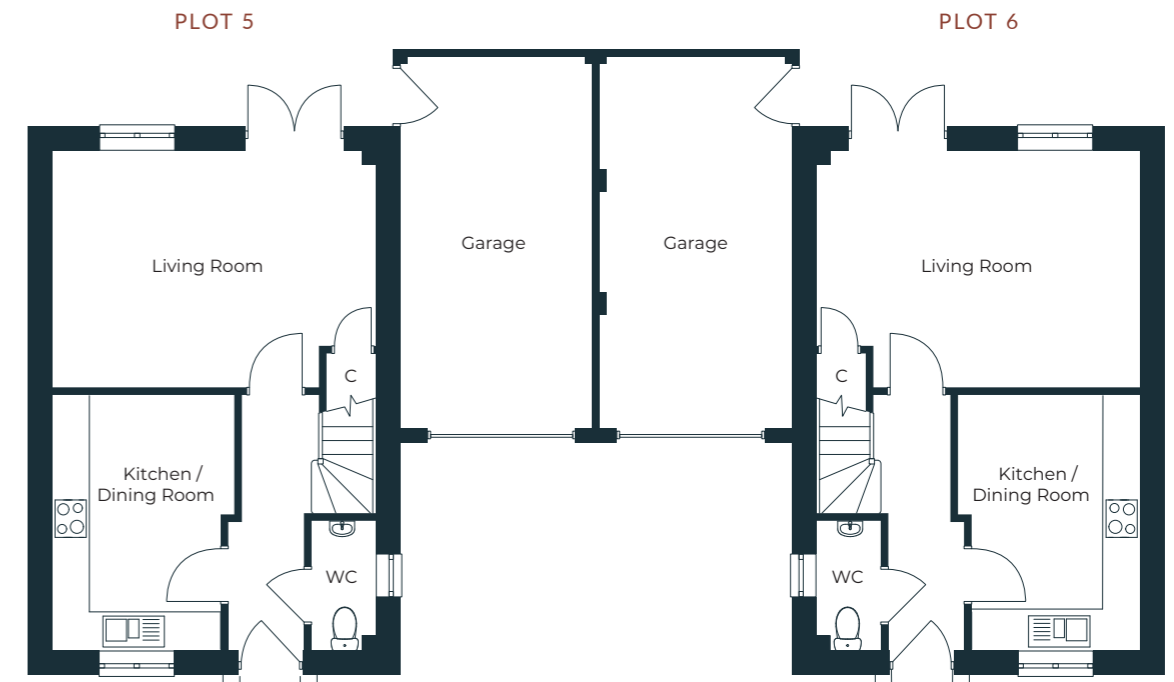
PLOTS: 5 & 6

**Total sq ft - 896 sq ft**

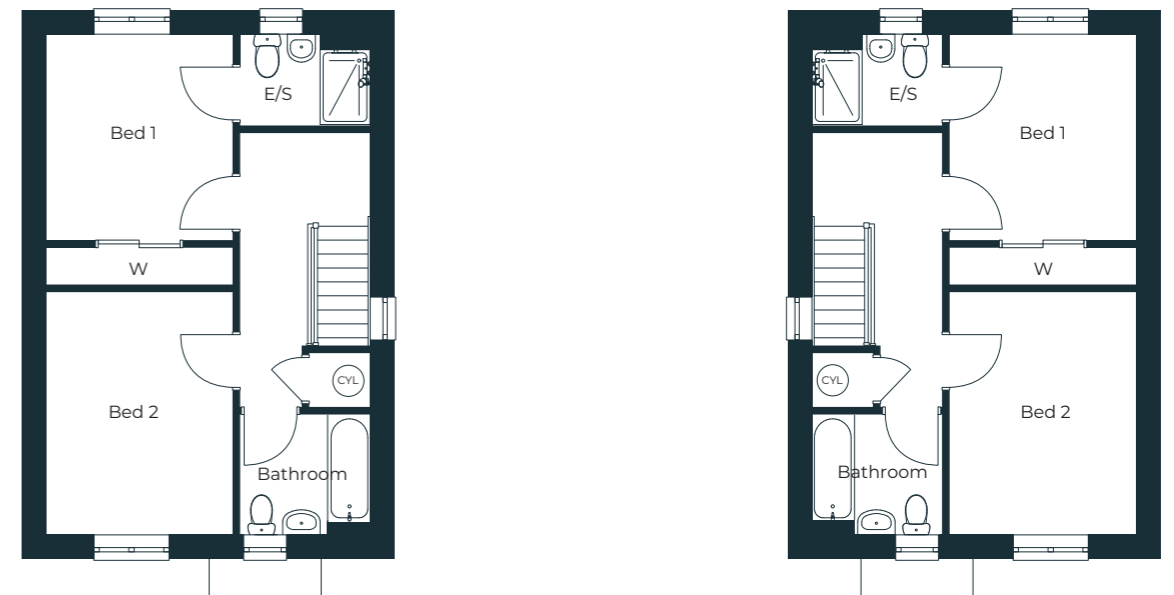
Kitchen/Dining Room	4.11m x 2.96m (max)	13'6" x 9'9"
Living Room	5.24m x 3.84m (max)	17'2" x 12'7"
Bedroom One	3.34m x 3.01m (max) <sup>†</sup> + ES	10'11" x 9'11"
Bedroom Two	3.91m x 3.01m	12'10" x 9'11"

<sup>†</sup>Excluding wardrobe.

## Ground Floor



## First Floor



E/S - EN-SUITE W - WARDROBE C - CUPBOARD CYL - CYLINDER



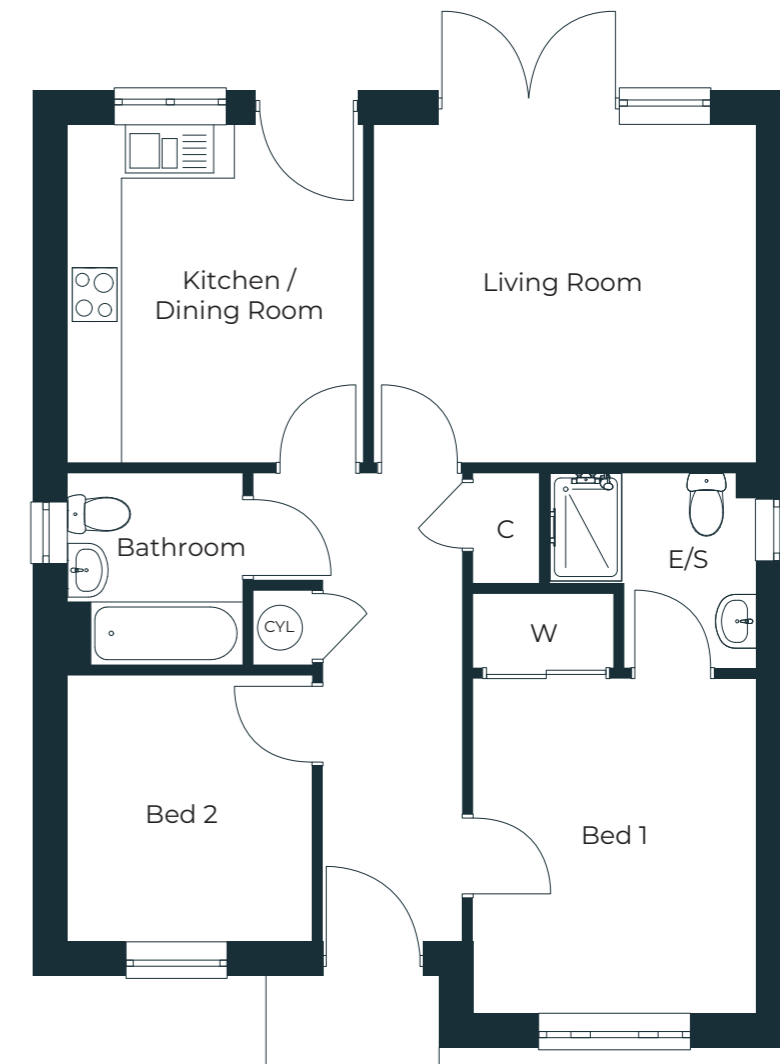
# The Felbrigg

TWO BEDROOM DETACHED BUNGALOW

PLOTS: 11, 12\*, 22\*, 29\* & 30

**Total sq ft - 781 sq ft**

Kitchen/Dining Room	3.83m x 3.30m	12'7" x 10'10"
Living Room	4.32m x 3.83m	14'2" x 12'7"
Bedroom One	3.73m x 3.17m	12'3" x 10'5"
Bedroom Two	2.96m x 2.71m	9'9" x 8'11"



E/S - EN-SUITE W - WARDROBE C - CUPBOARD CYL - CYLINDER



PLOT 1

# The Holkham

FOUR BEDROOM DETACHED HOUSE

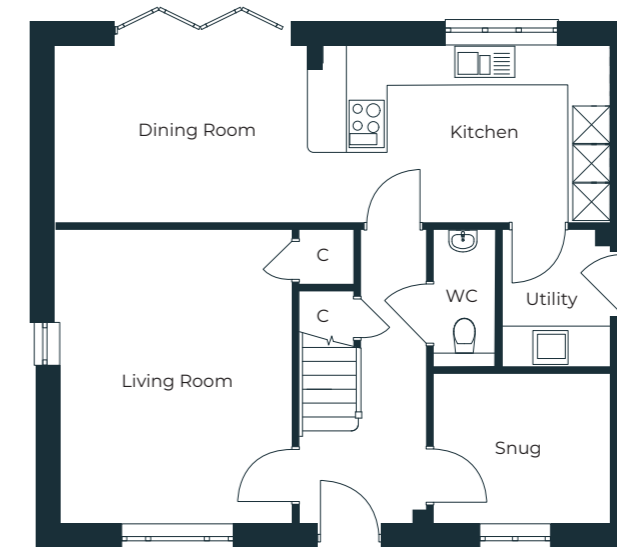
PLOTS: 1\*, 2, 19 & 20\*

Total sq ft - 1,452 sq ft

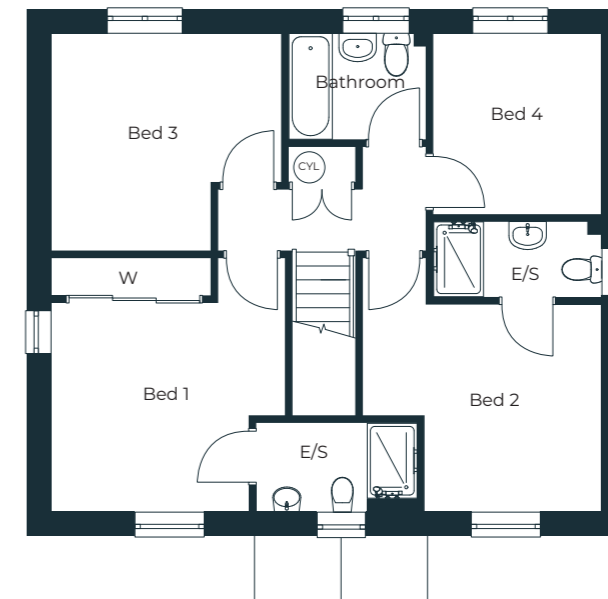
Kitchen/Dining Room	8.84m x 2.88m	29'0" x 9'5"
Living Room	4.73m x 3.73m	15'6" x 12'3"
Snug	2.87m x 2.78m	9'5" x 9'1"
Utility	2.18m x 1.72m	7'2" x 5'7"
Bedroom One	3.38m x 3.18m (max) +ES	11'1" x 10'5"
Bedroom Two	3.35m x 2.72m (max) +ES	11'0" x 8'11"
Bedroom Three	3.49m x 3.68m	11'5" x 12'1"
Bedroom Four	2.95m x 2.72m	9'8" x 8'11"

\*Plots 1 and 20 are handed.

## Ground Floor



## First Floor



E/S - EN-SUITE W - WARDROBE C - CUPBOARD CYL - CYLINDER



PLOT 10

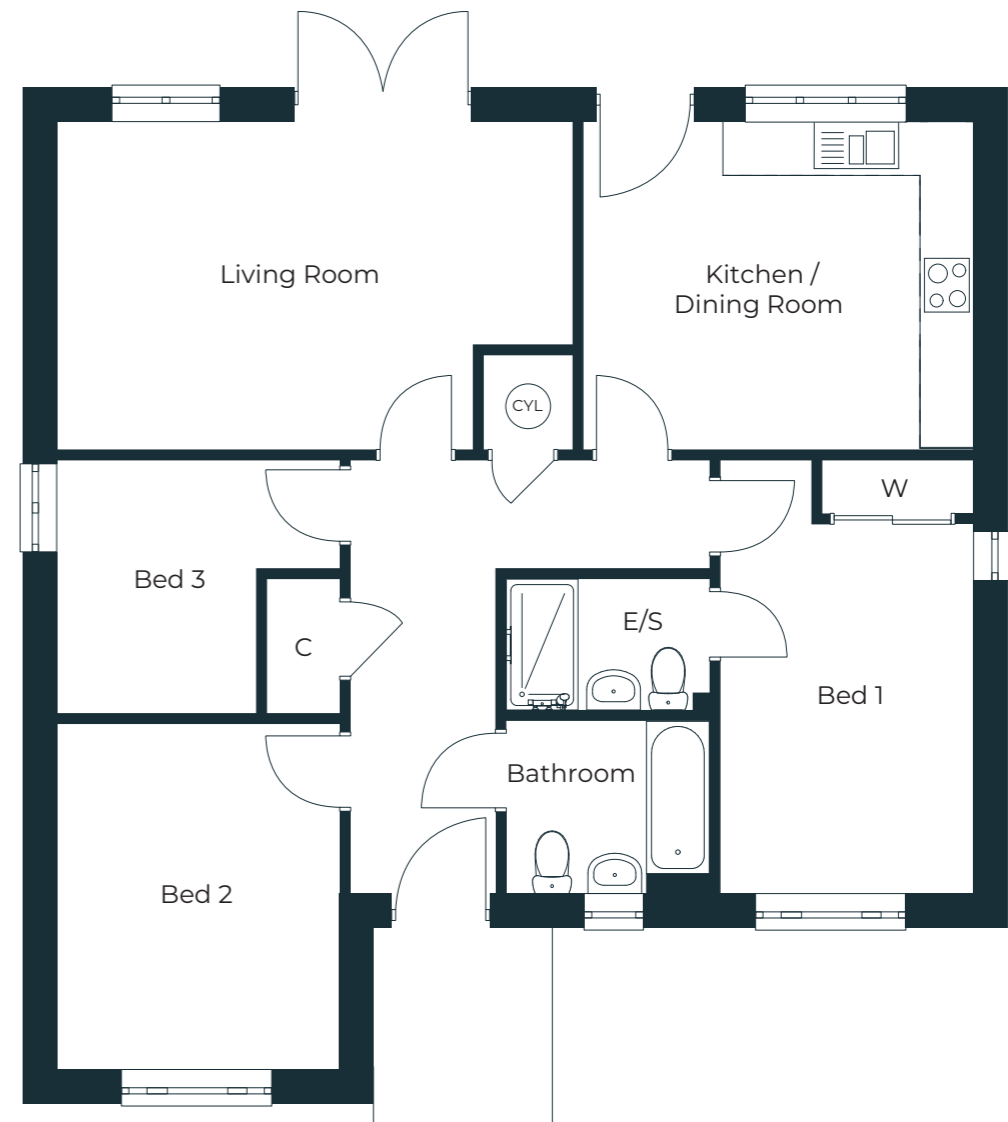
# The Kelling

THREE BEDROOM DETACHED BUNGALOW

PLOTS: 10, 14, 15\*, 21, 31, 48\* & 49

**Total sq ft - 1,015 sq ft**

Kitchen/Dining Room	4.38m x 3.69m	14'4" x 12'1"
Living Room	5.83m x 3.69m (max)	19'2" x 12'1"
Bedroom One	4.84m x 2.86m (max) <sup>†</sup> + ES	15'11" x 9'5"
Bedroom Two	3.91m x 3.21m	12'10" x 10'6"
Bedroom Three	3.21m x 2.86m (max)	10'6" x 9'5"



E/S - EN-SUITE W - WARDROBE C - CUPBOARD CYL - CYLINDER



PLOT 7

# The Oxburgh

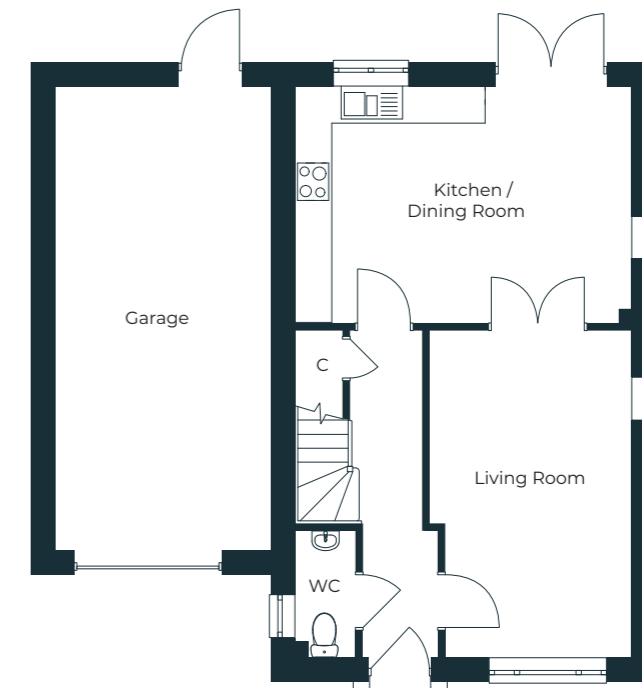
FOUR BEDROOM DETACHED HOUSE

PLOTS: 7 & 8\*

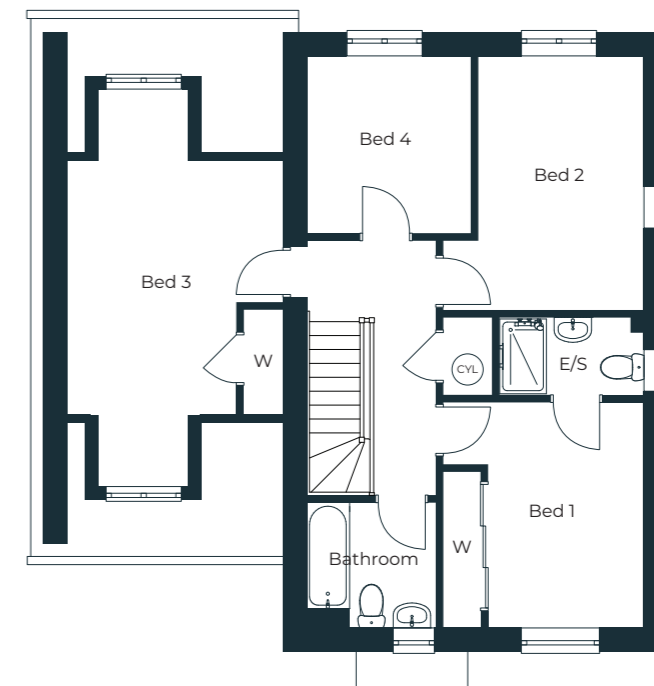
Total sq ft - 1,269 sq ft

Kitchen/Dining Room	5.47m x 3.84m	17'11" x 12'7"
Living Room	5.23m x 3.04m (max)	17'2" x 10'0"
Bedroom One	3.58m x 3.23m	11'9" x 10'7"
Bedroom Two	4.08m x 2.66m	13'5" x 8'9"
Bedroom Three	4.08m x 3.43m	13'5" x 11'3"
Bedroom Four	2.85m x 2.63m	9'4" x 8'8"

## Ground Floor



## First Floor



E/S - EN-SUITE W - WARDROBE C - CUPBOARD CYL - CYLINDER



PLOT 27

# The Ranworth

THREE BEDROOM DETACHED HOUSE

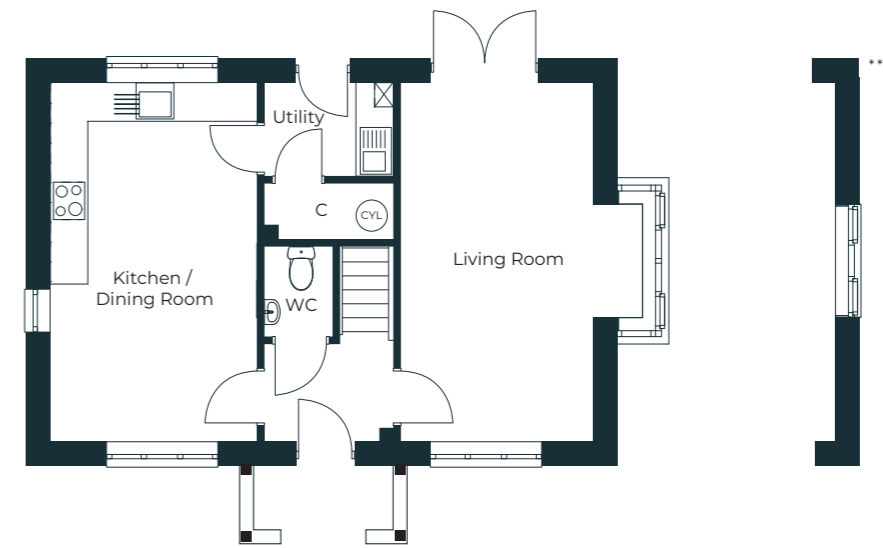
PLOTS: 26, 27\*\*, 33\* & 50\*

**Total sq ft - 1,806 sq ft**

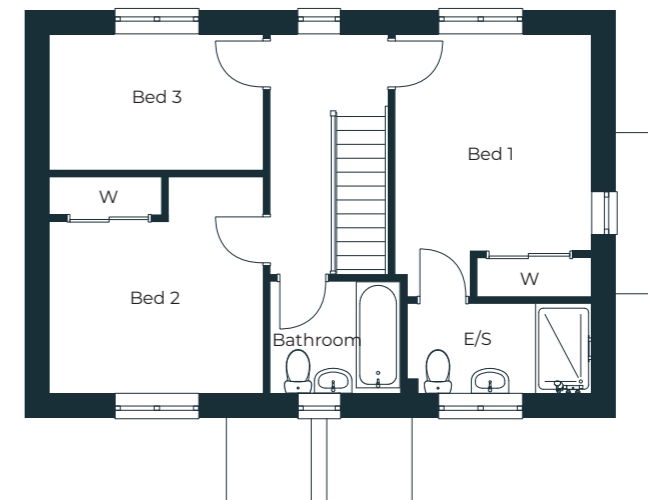
Kitchen/Dining Room	5.81m x 3.13m	19'1" x 10'3"
Living Room	5.81m x 3.13m <sup>†</sup>	19'1" x 10'3"
Utility	2.08m x 1.55m	6'10" x 5'1"
Bedroom One	4.24m x 3.15m (max) <sup>††</sup> + ES	13'11" x 10'4"
Bedroom Two	3.49m x 2.77m (max) <sup>††</sup>	11'5" x 9'1"
Bedroom Three	3.47m x 2.22m	11'5" x 7'3"

\*Plots 33 and 50 are finished with a red brick exterior. \*\*Plot 27 only. <sup>†</sup>Excluding bay window. <sup>††</sup>Including wardrobe.

## Ground Floor



## First Floor



E/S - EN-SUITE W - WARDROBE C - CUPBOARD

PLOT 23



# The Somerton

THREE BEDROOM DETACHED BUNGALOW

PLOTS: 13 & 23

**Total sq ft - 1,475 sq ft**

Kitchen/Dining Room	6.04m x 4.67m (max)	19'10" x 15'4"
Living Room	5.62m x 3.61m	18'5" x 11'10"
Utility	3.61m x 2.03m	11'10" x 6'8"
Bedroom One	4.58m x 3.61m (max) <sup>†</sup> + ES	15'0" x 11'10"
Bedroom Two	4.41m x 3.51m	14'6" x 11'6"
Bedroom Three	3.53m x 3.22m	11'7" x 10'7"



E/S - EN-SUITE W - WARDROBE C - CUPBOARD



# The Strumpshaw

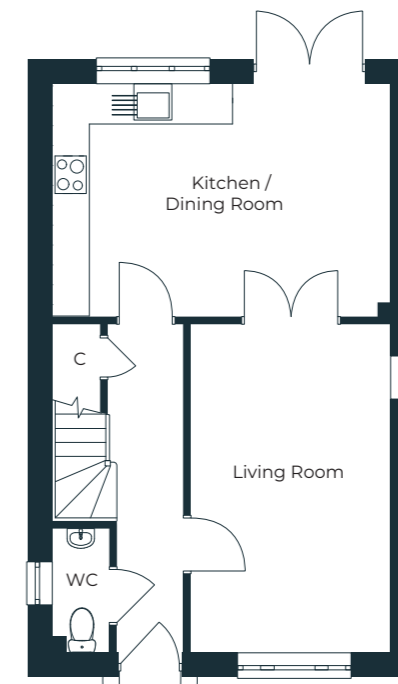
THREE BEDROOM DETACHED HOUSE

PLOTS: 3\*, 4, 9\*, 24, 25\* & 28\*

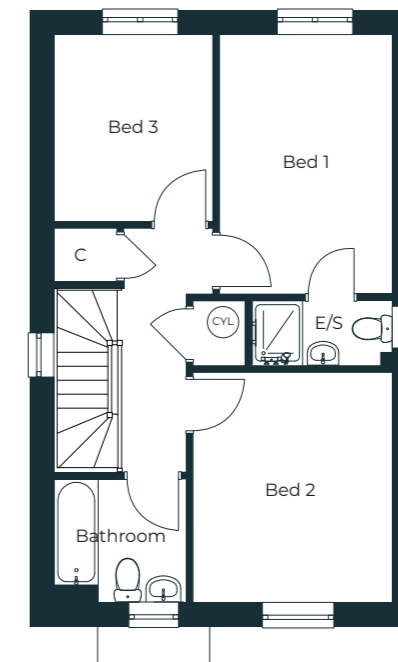
**Total sq ft - 1,052 sq ft**

Kitchen/Dining Room	5.47m x 3.77m	17'11" x 12'4"
Living Room	5.17m x 3.22m	17'0" x 10'7"
Bedroom One	4.17m x 2.82m (max) + ES	13'8" x 9'3"
Bedroom Two	3.61m x 3.20m	11'10" x 10'6"
Bedroom Three	3.02m x 2.56m	9'11" x 8'5"

## Ground Floor



## First Floor



E/S - EN-SUITE W - WARDROBE C - CUPBOARD CYL - CYLINDER

# Specification

At Saxon Fields, thoughtful design meets practical living. Each home has been carefully planned to provide generous living spaces and private outdoor areas where everyday life can unfold comfortably.

You'll find flexible layouts designed to adapt to your lifestyle – whether you're taking your first step onto the property ladder, expanding your family, or simply seeking more space.



## KITCHENS

- Individually designed kitchens with quartz worktops
- Fully integrated appliances (Bosch for 2 and 3 beds, NEFF for 4 beds & 3 bed bungalows)
- Integrated oven, hob, fridge/freezer, dishwasher and washing machine
- Externally vented extractor hood
- LED under-unit lighting
- Tiled splashbacks
- Utility rooms (where applicable) with composite sink and space for laundry appliances



## BATHROOMS & ENSUITES

- Roca sanitaryware:
- Vanity units (buyer colour options vary by house type)
- Fully tiled shower enclosures with chrome/glass screens
- Tiled bath areas where shower over bath
- Half-height tiling to sanitaryware walls
- Chrome mixer taps and thermostatic showers
- Heated towel rails
- Tiled windowsills in bathrooms and ensuites

## HEATING &amp; ENERGY

- Vaillant aroTHERM Plus Air Source Heat Pump
- Underfloor heating to the ground floor
- Radiators with TRVs to the first floor
- Vaillant uniSTOR hot water cylinder
- In-roof black solar PV panels (plot specific)
- Mechanical extract ventilation
- High levels of insulation and energy-efficient glazing
- 100% LED lighting throughout



## INTERNAL FINISHES

- Smooth plastered walls finished in Dulux White Cotton
- Oak Deanta 'Ely' internal doors throughout
- Polished chrome ironmongery
- Softwood staircase with oak handrail
- TV and data points to lounge and master bedroom
- USB and USB-C charging points to kitchen, lounge and all bedrooms

## WINDOWS &amp; DOORS

- High-performance PVCu windows with trickle vents
- Obscure glazing to bathrooms, ensuites and cloakrooms
- Composite GRP front and rear doors with chrome ironmongery
- Aluminium or PVCu French/patio doors (plot dependent)

## ELECTRICAL &amp; LIGHTING

- External stainless-steel lantern lighting to external doors
- External waterproof power socket
- EV charging point
- LED downlights to kitchens, bathrooms, ensuites, cloakrooms and utility
- Under-unit LED lighting to kitchens
- Hard-wired, interlinked smoke/heat detectors
- FFTP to all homes



### WARDROBES

- Fitted wardrobes to bedrooms where shown on plans
- Sliding or hinged (subject to house type)
- Fitted shelf and hanging rail
- Matching internal oak doors



### FIREPLACE (BLAKENEY ONLY)

- Woodburner (Hunter Herald 5 eco slimline or similar)
- Oak mantel and reclaimed brick detailing
- Pamment style hearth



### GARAGES

- Garador 'Carlton' up-and-over door
- Power and lighting included
- Composite personnel door with chrome ironmongery
- Provision for future electric garage door operator

### EXTERNAL AREAS & LANDSCAPING

- Brett Chaucer paving to paths and patios
- Landscaped front gardens
- Rear gardens rotavated and prepared for turf
- Close-board fencing with concrete posts and gravel boards
- Bin storage areas to plots requiring communal collection points
- Swift, bird and bat boxes, and hedgehog runs installed in accordance with ecological strategy



# Welcome home

Our philosophy is to build homes that give you room to breathe both inside and out, and the homes at Saxon Fields precisely offer that.

The choice of two to four bedroom homes means there will almost certainly be a home that's ideal for you and your needs.





OLD HALL FARM BROOKE | 4 MIN CYCLE

SAXON FIELDS



## A closer look at Woodton

A welcoming sense of community set in a corner of the East Anglian landscape, with a wide array of facilities and greenery on your doorstep.

The charming village proposes an idyllic location to call home. A touch of history is woven into the soil at Woodton harking back to the Bronze age.



In the South Norfolk countryside, the delightful village of Woodton blends rural charm and convenience.

From the award-winning Old Hall Farm, you can enjoy fresh home-made delights and local produce. Or have a day visit to the All Saints' Church Tower renowned for its beautiful 12th-century round tower and medieval stained glass windows.

Woodton is perfectly placed to fuse country living with excellent accessibility to nearby amenities.

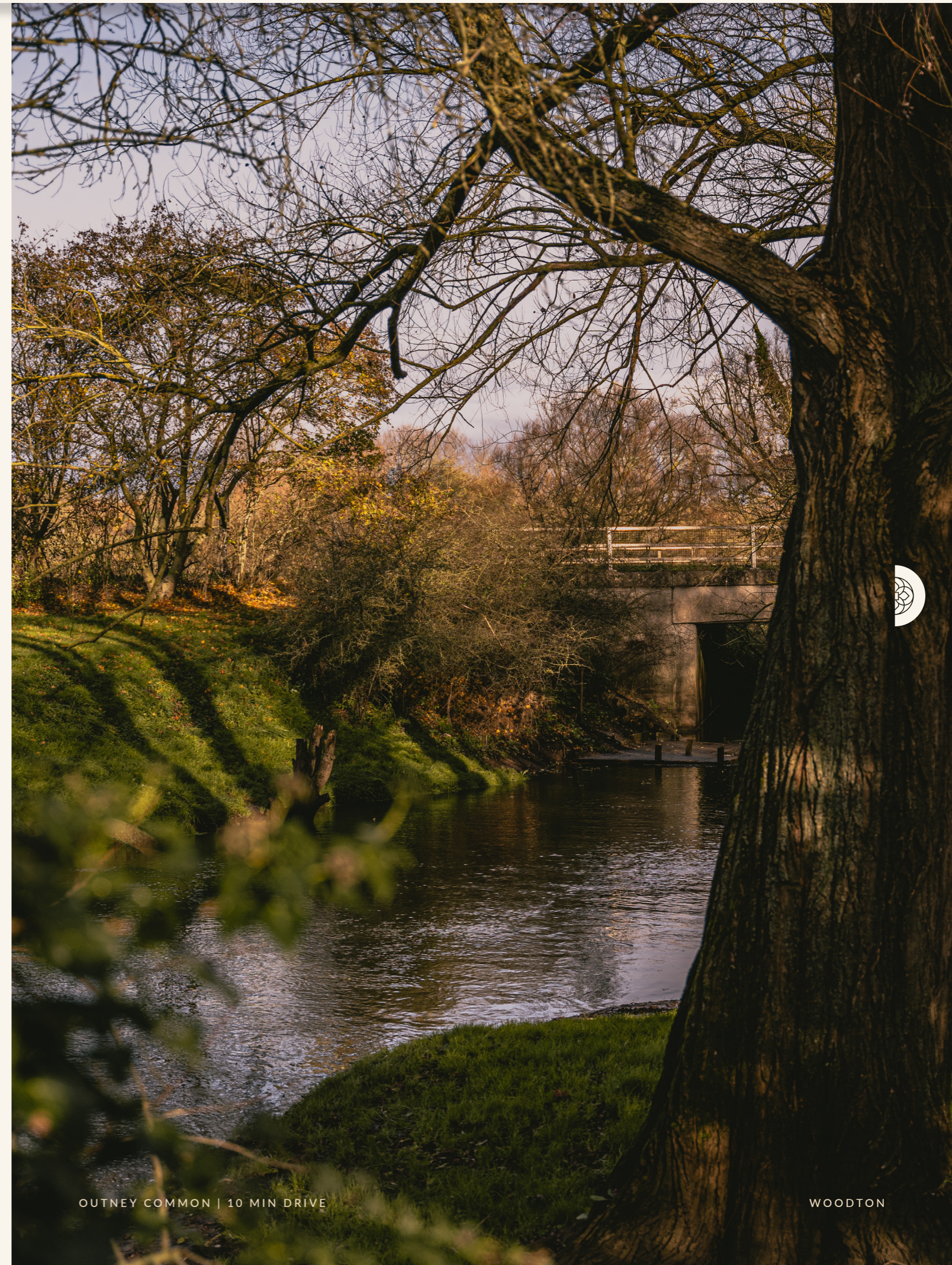


# The nature of a place



A unique network of quaint waterways meander swiftly through the heart of Norfolk and Suffolk. This haven for wildlife creates a stunning landscape.

Explore the Broads National Park with its intricate network of rivers and broads by boat, canoe, kayak, paddle board and more. The broads offer an escape into the stunning national park, along with further opportunity to explore.



# A wider reach: *Bungay*



Conveniently located near larger towns, each with a unique and distinct offering. Bungay, a historic market town, offers diverse attractions and amenities.





THE FISHER THEATRE | 9 MIN DRIVE



FLINT VINEYARD | 10 MIN DRIVE

On top of this, you have a wealth of independent stores and eateries to explore, as well as a tapestry of culture and nature on your doorstep. It's nestled amongst vast greenery, open fields and woodlands with scenic footpaths to explore.



BIGOD CASTLE AND MUSEUM | 12 MIN DRIVE



## A wider reach: *Beccles*

Gateway to the Southern Broads, this heritage market town sits beside the meandering River Waveney with a calendar packed full of events throughout the year.

Wander through streets full of independent shops and places to eat. Take a swim in Beccles Lido on a hot summer's day or venture out onto the River Waveney via the quay. Whether you're looking to relax or partake in water sports, you'll find it all and some more in Beccles.

## A wider reach: *Harleston*



Discover Harleston, an ancient town nestled in the heart of the Waveney Valley. With many of its old buildings still standing, soak in the whispers of history as you wander the streets.

Operating since the 13th century, you'll find the market running weekly on Wednesdays. Coupled with historic coaching inns, bakers, butchers and delicatessens, Harleston is the epitome of a traditional market town.



RIVER WENSUM

## A tapestry of culture

The vibrant culture of Norwich breathes new life into every street. Just 11 miles from your front door, you can immerse yourself in the captivating carousel of leisure rather than nature.

From the football stadium to the cathedral; Arts Centre to the University of East Anglia, the city of Norwich reaches every corner of life and is full of potential and adventure.

For a day of learning, immerse yourself in the city's past at the Museum of Norwich in Bridewell and explore the stories of Norwich's industrial era and growing society.



THE ROYAL ARCADE | 26 MIN DRIVE



NORWICH CATHEDRAL | 26 MIN DRIVE



ELM HILL | 26 MIN DRIVE



TRUMANS AT ELM HILL

The opportunity for culture continues with the wonderfully preserved Elm Hill and Norwich Lanes, or a wide array of productions at the Norwich Theatre Royal.

# Transport links and local amenities

## TOWNS AND CITIES

- 01 HARLESTON  
11 miles
- 02 BUNGAY  
11 miles
- 03 NORWICH  
11 miles
- 04 SOUTHWOLD  
21.9 miles

## CULTURE AND LEISURE

- 05 SEETHING OBSERVATORY  
2.8 miles
- 06 BUNGAY AND WAVENEY VALLEY GOLF CLUB  
3.8 miles
- 07 THE FISHER THEATRE  
4 miles
- 08 BIGOD CASTLE  
4.1 miles
- 09 WAVENEY VALLEY LEISURE CENTRE  
6.1 miles

## TRANSPORT

- 10 NORWICH ROAD BUS STOPS - CHARCOAL LINE  
40 | 41 | X41  
Spanning Norwich to Halesworth

## SHOPPING

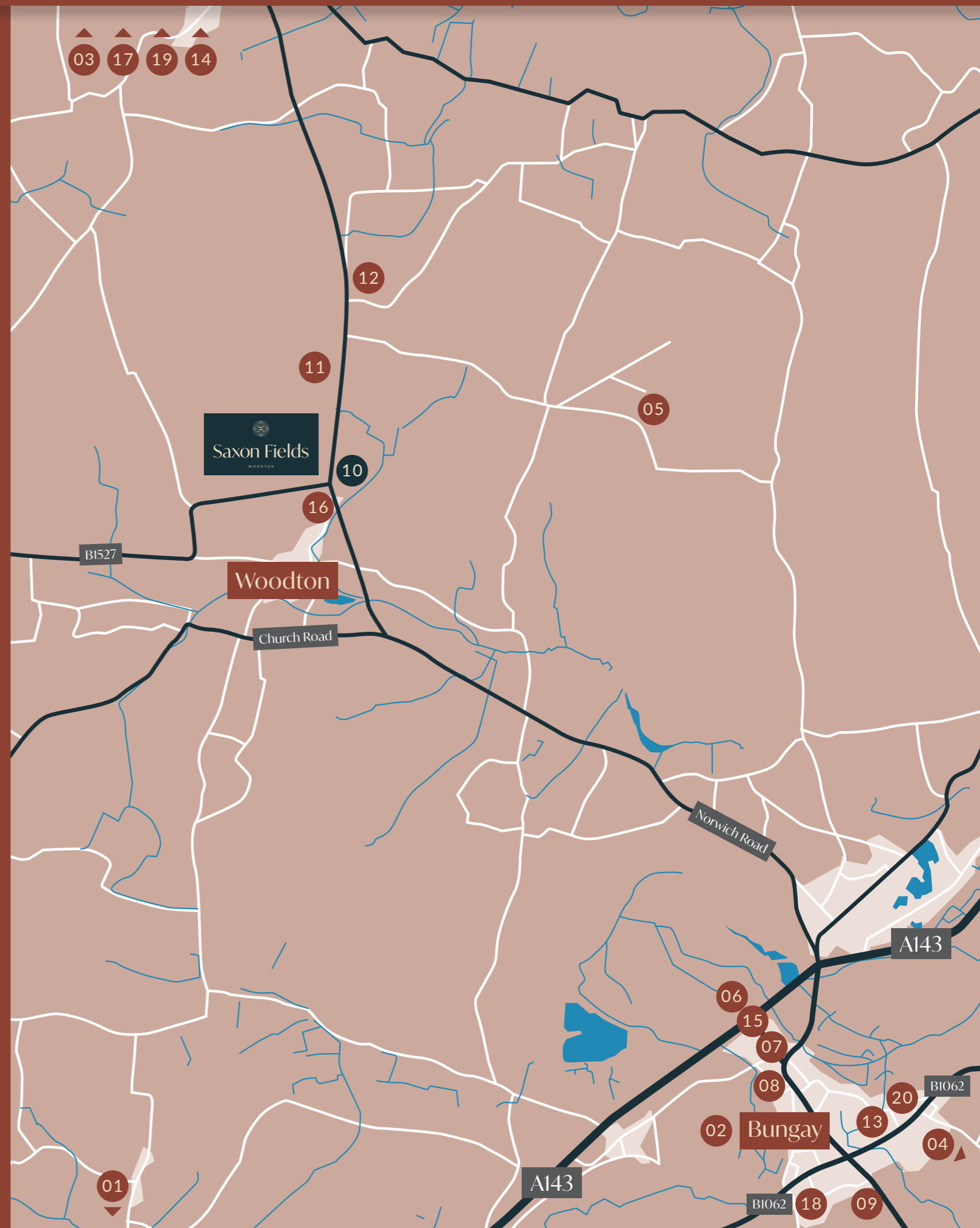
- 11 OLD HALL FARM SHOP AND CAFÉ  
0.5 miles
- 12 HOMESTEAD NURSERIES  
1.3 miles
- 13 THE CO-OPERATIVE FOOD, CAFE BUNGAY  
6.1 miles

## PUBS AND RESTAURANTS

- 14 THE KINGS HEAD INN  
0.8 miles
- 15 THE MAYFAIR  
5 miles

## SCHOOLS

- 16 WOODTON PRIMARY SCHOOL  
0.3 miles
- 17 BROOKE V.C CHURCH OF ENGLAND  
3.1 miles
- 18 BUNGAY HIGH SCHOOL  
6 miles
- 19 FRAMINGHAM EARL HIGH SCHOOL  
6 miles
- 20 CASTLE EAST SCHOOL  
6 miles



# Locally crafted quality homes

Crocus Homes is a locally based building company, working across Norfolk and Suffolk.

We design and build high quality homes that reflect the local architecture themes, alongside modern living. Our thoughtfully designed homes provide generous space, high quality specifications and spacious gardens. The high quality landscaping creates appealing street scenes for both residents and neighbours alike. We design sites with quality and space as a priority.

At Saxon Fields, we are proud to present a range of two to four bedroom homes all with off-road parking and garages.





# CROCUS Homes

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**Housing**  
Ombudsman Service

Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Due to the nature of the construction process, it is not possible to give more than a general impression of the floorplans and configurations. Room dimensions are plus/minus 100mm. **Consumer number: 000000000.**